

3227211

PARCEL NO. R03213-158-4310

RESTRICTIONS

Direct vehicular access to West Beach Road is restricted to the easements shown hereon.  
No blocking, diverting, or other alteration of existing, natural or man-made drainage ways is permitted without prior approval of the Island County Engineering Department.

In compliance with the Eagle Management Plan and SEPA mitigation measures:

1. No external construction activity (including use of heavy equipment incidental to development) or clearing will take place between January 1st and August 15th. Passive recreational activities on Tract A should be minimized during this period.
2. No trees will be removed without the specific permission of the Washington Department of Wildlife and the Island County Planning Department. Other trees may be limbed to provide the land owners with a view of the water.

Additional restrictive and protective covenants applying to all lots within this Planned Residential Development are recorded under Auditor's File No. 94020492 and 95006765, records of Island County, Washington.

APPROVALS

Examined and approved in accordance with RCW 58.17.160 on this 26th day of April, 1995

Roy L. Allen  
Roy L. Allen, P.E.  
Island County Engineer

This Planned Residential Development conforms to the requirements established by Chapter 16.17, Island County Code, and is hereby approved this 27th day of April, 1995.

Vincent J. Moore  
Vincent J. Moore, AICP  
Island County Planning Director

This Planned Residential Development conforms to the requirements established by Chapter 16.17, Island County Code, and is hereby approved this day of \_\_\_\_\_, 1995.

BOARD OF ISLAND COUNTY COMMISSIONERS  
ISLAND COUNTY, WASHINGTON

Wm. J. McDowell  
Wm. J. McDowell, Chairman

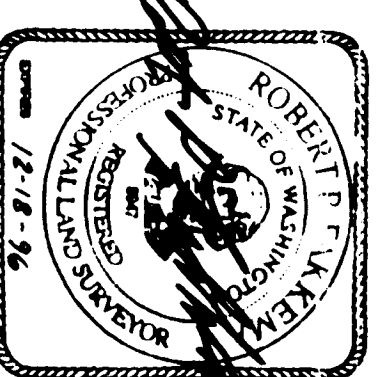
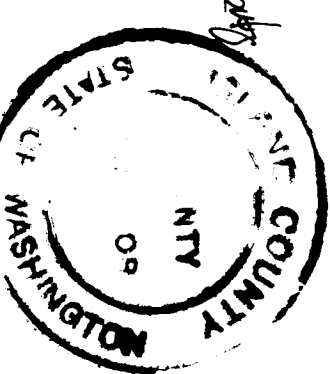
Mike Shelton  
Mike Shelton, Member

Tom Shaughnessy  
Tom Shaughnessy, Member

AUDITORS CERTIFICATE

Filed for record this 1st day of May, 1995, at 11:01 A.M. in Vol. 154 of Planned Residential Developments, under Auditor's File No. 95006765, records of Island County, at the request of the Island County Planning Director.

Art Hyland  
Art Hyland, Island County Auditor  
By Deputy Auditor



REVISIONS	

PLANNED RESIDENTIAL DEVELOPMENT NO. 005/93  
EAGLE WATCH

IN GOVT. LOT 3, SECT. 13, TWP. 32 N., R. 1 W. W.M., ISLAND COUNTY, WASH.	SCALE	DWG. NO.
	3-27-95	92-16
DATE	SHEET NO.	102

LAND DESCRIPTION

Lot 1 of Island County Short Plat No. 038/91, R03213.168.4250 per Short Plat recorded in Volume 2 of Short Plats, page 348, under Auditor's File No. 92005868, records of Island County, Washington.

EASEMENTS & RESERVATIONS

**ACCESS & UTILITY EASEMENT 1.**  
An easement for ingress and egress and for the installation and maintenance of utilities over, across and under Madison Court, as shown hereon, is hereby reserved for and granted to the owners of the lots and tracts herein created, the owners of the adjacent Lot 2 of Short Plat No. 038/91 and the Wildwood Water Works, Inc. Access is subject to the terms and conditions of that certain maintenance agreement recorded under Auditor's File No. 94020492, records of Island County, Washington.

**ACCESS & UTILITY EASEMENT 2.**  
An easement for ingress and egress and for the installation and maintenance of utilities over, across and under the 40 foot easement as shown crossing Lots 2 and 3 hereon is hereby reserved for and granted to the owners of Lots 2 and 3, the owners of the adjacent Lot 2 of Short Plat 038/91 and Wildwood Water Works, Inc.

UNDERGROUND UTILITY EASEMENT 3.

An easement is hereby reserved for and granted to Puget Sound Power & Light Co., General Telephone Company of the Northwest and Tele-Vue Systems, Inc., together with their respective successors and assigns, under and upon the 10 foot strip of land abutting the private street as show hereon, in which to install and maintain underground conduits, pipes, vaults and lines, with necessary facilities and other equipment, for the purpose of serving the lots shown hereon and other property with electrical, telephone and television service. The right to install and maintain sewage lines is reserved for and granted to Lots 2 and 3.

UNDERGROUND UTILITY EASEMENT 4.

An easement is hereby reserved for and granted to the owner of the property adjacent thereto and South thereof over and under the 15 foot easement shown hereon in which to install and maintain an underground water line.

SEPTIC DRAINFIELD EASEMENTS.

Easements for the installation and maintenance of septic drainfields, as shown hereon, together with the right to install and maintain the lines necessary to connect to said drainfields, are hereby reserved for and granted to as follows (see Restrictive & Protective Covenants):  
Drainfields 1 and 2 reserved for and granted to Lot 2;  
Drainfields 3 and 6 reserved for and granted to Lot 3;  
Drainfields 4 and 5 reserved for and granted to Lot 4.

OPEN SPACE RESERVATION.

Tract A is to remain in its undisturbed natural state, is for passive use only (except those portions designated as utility facilities or access/utility easements), is reserved and permanently committed as OPEN SPACE in perpetuity and shall be conveyed to the owners of the Lots 1-4 in this Planned Residential Development as described within the Restrictive and Protective Covenants referenced herein.

DEDICATION

Know all persons by these presents that we, the undersigned owners in fee simple of the land herein described, hereby declare this Planned Residential Development, and dedicate to the use of the public forever, whatever public property there is shown thereon, and the use thereof for public roads. We also dedicate to the use of the owners of the lots hereon platted forever, all private roads and whatever mutually owned property that is shown on this Planned Residential Development. Also the right to make all necessary slopes for cuts and fills upon the lots, tracts, etc. shown hereon in the reasonable original grading of the roads shown hereon. Also, the right to drain said public and private roads over and across any lot, lots and/or tracts where water might take a natural course after the roads are graded. Granted hereby is a waiver to all claims for damages against Island County which may be occasioned by the adjacent land within this Planned Residential Development by the established construction, drainage and maintenance of said private and public roads.

Donald O. Love Phyllis A. Love  
Donald O. Love  
Thomas B. Hingston Betty Hingston  
Thomas B. Hingston

ACKNOWLEDGEMENT

I certify that I know or have satisfactory evidence that Donald O. Love and Phyllis A. Love, his wife, and Thomas B. Hingston and Betty Hingston, his wife, are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: April 24, 1995  
Robert P. Fakema  
Notary Public in and for the State of Washington, residing at Oak Harbor  
My appointment expires 8-01-95

SURVEYOR'S CERTIFICATE

This Planned Residential Development correctly represents a survey made by me or under my direction in conformance with the requirements of Island County and the Washington State Recording Act, in the month of April, 1995.

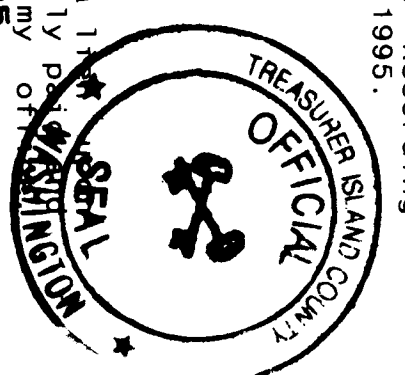
Robert P. Fakema  
Robert P. Fakema, PLS  
Certificate No. 8947

TREASURER'S CERTIFICATE

All taxes levied which have become a lien on the lands herein described have been fully paid and discharged according to the records of my office including taxes for the current year 1995.

Maxine R. Sauter  
Maxine R. Sauter, Island County Treasurer  
By Deputy Treasurer

Maxine R. Sauter  
Maxine R. Sauter, Island County Treasurer  
By Deputy Treasurer



95006765

EAGLE WATCH PRO

vol 1 PRO

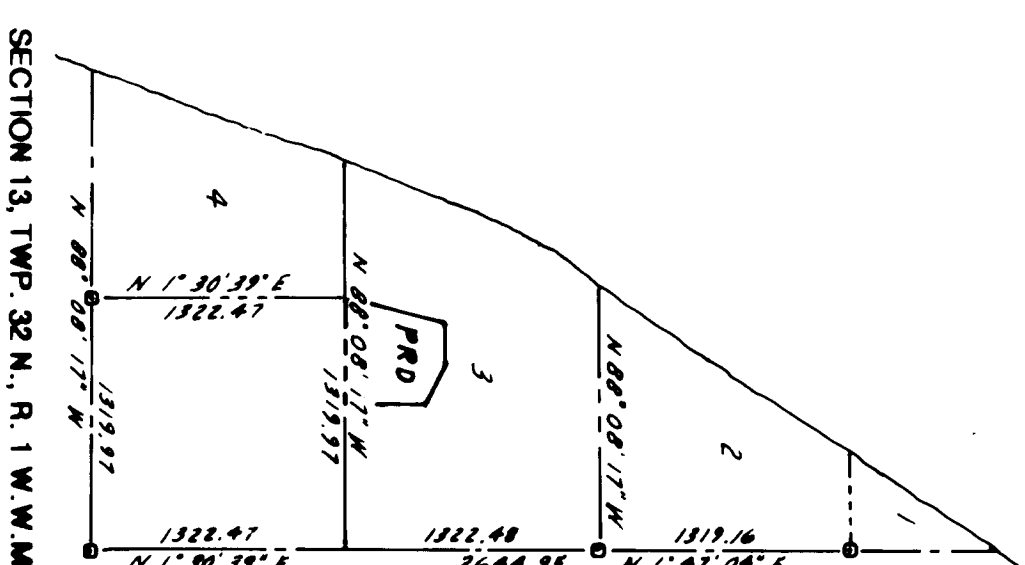
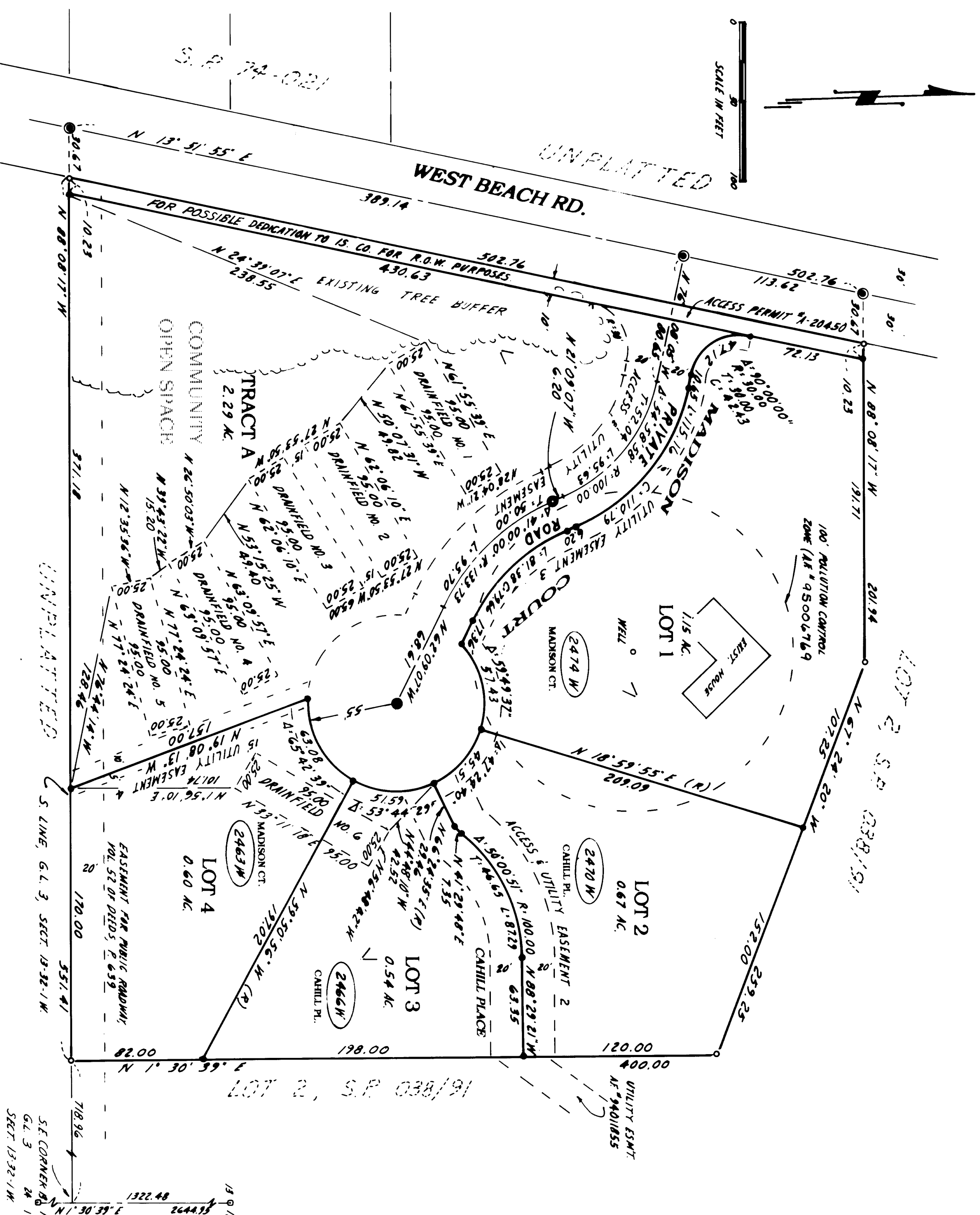
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GENERAL NOTES:

1. This survey and bearing system is based upon the recorded Short Plat as referenced within the Land Description.
2. Certification, as comprised herein, constitutes the Professional Land Surveyor's declaration of his professional judgement. It does not constitute a warranty or guarantee, express or implied.
3. Survey equipment used for this field survey is a Topcon GTS-3C with retro prisms [+/-(5mm+3ppm), +/- 5"]. Survey measurements were adjusted using the Compass Rule.
4. Island County has no responsibility to build, improve or maintain the private roads contained within or private roads providing access described in this development.
5. Approval of this subdivision does not guarantee the issuance of on-site sewage disposal system permits or the availability of potable water.
6. All lot corners are marked with a 1/2" rebar pin marked RPF, LS8947.
7. All future owners are hereby bound by the restrictions contained within the Eagle Management Plan entered into between Donald O. Love, and the Washington State Department of Wildlife.
8. Should Cahill Place and Wellman Place become a continuous road through future development proposals, appropriate road name and address changes may become necessary.



LEGEND:

- Found Concrete Monument
- Set Aluminum Surface Monument
- Set 3" Stl. Spk. w/ 2" Washer
- Found Iron Pipe
- Set 1/2" Rebar with 2" x 2" Stake
- Lot Address

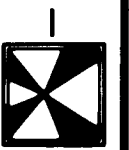


PLANNED RESIDENTIAL DEVELOPMENT NO. 005/83

EAGLE WATCH

IN GOVT. LOT 3, SECT. 13, TWP. 32 N., R. 1 W., M.M., ISLAND COUNTY, WASH.

DRAWN BY	RPF	SCALE	1"=50'	DWG. NO.	92/16
APPROVED BY	[Signature]	DATE	3-27-95	SHEET NO.	10/2



R.P. Falkema & Co.  
P.O. BOX 179, OAK HARBOR, WA 98271 TEL & FAX (360) 853-1408